

SIGN PROGRAM

Tenant Signage

Sign Criteria

Property:

Address:

1445 E. Ontario Ave.
Corona, CA 92881-8653

Owners/Mgmt:

FJ Hanshaw Properties
10921 Westminster Ave.
Garden Grove, CA.92843
PH. 714-534-4152
FAX. 714-534-3063

Contact:

FJ Hanshaw Properties
PH. 714-534-4152
FAX. 714-534-3063

Sign Rescue
CA. Lic. #820291

Tel 714-931-5200 Fax 714-763-0706
Email: signsandservice@yahoo.com

A GENERAL SPECIFICATIONS

1. Tenant identification signs shall be limited to 1 sign per unit frontage. (1) square foot per liner frontage of each unit. No sign shall extend a lateral distance of 75% of any unit frontage.
For the units with approved multi sign locations approval by property owner/ management co. & the City of Corona, and will have one typical sign per elevation. No sign shall extend a lateral distance of 75% of any unit frontage and or elevation.
2. **Sign specifications:**
 - A. Plex faces (no specific call outs. Must be approved by property owner/ management co. and the City of Corona.
The use of Translucent H.P. vinyl for achieving a sign face color will be accepted. Return color of letters Shall be approved by property owner/ management co. & the City of Corona. The sign should be a contrasting color so the signs will not blend into the background wall color.
 - B. Letter Styles (No Specific call outs must be approved by property owner/ management co. and the City of Corona. Letter style shall be readable. *We encourage design enhancements / elements that will add a creative look to your signage.*
 - C. **Letter Type**
Illuminated channel letter (acrylic face)
Reverse/halo channel letter
Reverse/halo channel letter with plex face
Open and/or exposed channel neon (with clear acrylic faces)
All signs shall be illuminated (Non-Illuminated signs will not be accepted).
 - D. Logos will be a part of your sign area, They will follow the same guidelines/ criteria as your channel letters.
 - E. Colors must be approved by property owner/ management co. and the City of Corona
 - D. Placement
see attached drawings
3. **Monument Signs:**
Center shall be allowed multi-tenant monument sign per street frontage.
Sign 1 - Maximum height 9' 6" + maximum 50 square feet of sign face.
Sign 2 - Maximum height 12' 0" + maximum 75 square feet of sign face.
Center name shall be placed on monument sign & maximum of three principal users may be placed on each side.

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3. Prohibited Signs:

- (1) Pole signs (except for Freeway Pylon Signs)
- (2) Moving signs, or signs with moving parts
- (3) Flashing signs
- (4) Car signs
- (5) Painted signs
- (6) Changeable copy signs
- (7) Product advertisement signs
- (8) Roof mounted signs
- (9) Snap-lock signs on lamp post, buildings, or similar structures.

This criteria establishes the uniform policies for all tenants sign identification with the located at 1445 E. Ontario, Corona, CA 92881-8653 This criteria has been established for the purpose of maintaining the overall appearance of the project. Conformance will be strictly enforced. Any signs found not in conformance with specifications, that have not been approved by the Owner FJ Hanshaw Properties/Property Management and the city of Corona, will be either rejected or brought into compliance at the tenant's expense.

A. GENERAL REQUIREMENTS

1. Drawings of the size and shape of the approved signs are shown on the attached. The sign lettering and installation shall be paid for by the Tenant.
2. The property management (Owner FJ Hanshaw Properties and or Property Management Co.), shall approve all copy/ drawings prior to the fabrication of the sign.
3. The Owner FJ Hanshaw Properties/Property Management shall direct the placement of all Tenant signs and the method of attachment to the building.
4. One sign per address is allowed as approved by the City of Corona. Request for additional signage will not be allowed. All signs must follow the Corona Vista Specific Plan sign criteria and the City of Corona C.M.C.
5. Tenant shall be responsible for the fulfillment of all requirements for this criteria.
6. All signs will be fabricated and installed by a qualified sign contractor and will be obtained by submitting properly completed sign order forms to (Owner FJ Hanshaw Properties/Property Management) .

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SIGN SUBMITTAL TO OWNER:

Design, fabrication and method of installation
of all signs will conform to the designed sign program
for _____.

Tenant will submit (3) copies of shop drawings to the
property owner/ management company for approval. Then
City submittal of sign fabrication installation & design description.
All signs will conform to the _____ Sign Program
And must conform to the city requirements (City of Corona
Planning and Building Department).

Requirements for sign submittals:

Storefront Elevations

Scaled elevation drawings of the store front
showing the proposed location designs colors
channel letter type method of attachment letter height
total sq. ft. of sign area

Monument Sign Inserts

Scaled drawings of the sign panel showing the proposed designs
and colors / letter height. All computer generated vinyl graphics
MUST USE A QUALITY HIGH PERFORMANCE TRANSLUCENT
VINYL.

Shop Drawings

Shop drawings will be scaled specifying dimensions,
sign layout, type styles, logos sign material:
sheet metal /aluminum plex colors, attachment.
All electrical connections and components. Cross
section of sign showing attachment & components

If shop drawing do not comply with the requirement
they will be denied. The tenant must resubmit revised
plans until Property Owner/ Property Management approval is
obtained.

Requests to implement signs that vary from the provisions
of this sign program will be submitted to the City of Corona
for approval. The property owner/ property management co.
may approve signs that depart from the provisions of this
sign program in order to accommodate unique situations such as
corporate requirements for their corporate identity.

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PLAN SUBMITTAL TO THE CITY OF CORONA

3 full set of plans must be approved and stamped / or signed by the Property Owner/ Property Management prior to permit application. The tenant or contractor must submit to the City of Corona and will be responsible for all fees to obtain permits (permit ,design, planning and building)

Installation will not be permitted of any exterior signs until the following conditions have been met.

A stamped set of final drawings reflecting the Property Owner/ Property Management and City of Corona's approval shall be filed in the Property Owner/ Property Management office. A copy of the sign contractors certificate of insurance will be required.

Tenant 's sign contractors must install approved signage within of 45 days after receiving the cities approval, If the signage is not in place by the required time, Property Owner/ Property Management may order a sign contractor to fabricate & install tenants required signage at the tenants expense.

The Property Owner/ Property Management may, at his sole discretion and at the Tenant's expense, correct, replace, or remove any sign that is installed without approval and /or that is deemed unacceptable. pertaining to this sign program. Broken signs, signs in need of maintenance, repair etc. will be brought up to required level of function, appearance and operation.

Tenant shall be responsible for the fulfillment of all requirements and specifications, including those of the Owner, City of Corona, UL and the Uniform Electrical Code. All costs relating to sign removal , including repair of any damage to the building is tenants responsibility.

INDUSTRIAL

INDUSTRIAL

CALIFORNIA AVENUE

ONTARIO AVE.

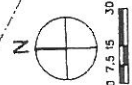
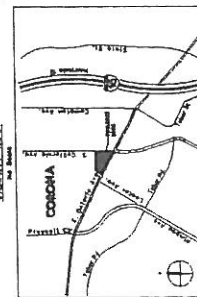
COMMERCIAL
(WALMART)

NOTE: ALL CONCRETE UTILITY
TRENCHES SHALL BE
LOCATED TO THE NORTH
OF THE PROPOSED
WALMART DRIVE DRIVEWAY AND IS NOT
A PART OF THIS DRIVEWAY ASSESSMENT.

PROJECT DATA
ASSISTANT PARCEL NO.: 07-180-011-4
CORONA VISTA
CURRENT ZONING (CITY PLAN DES.): INDUSTRIAL
LAND USE: COMMERCIAL
SITE AREA: 18,041 SF (4.25 AC)
ADJACENT LAND USE:
NORTH: INDUSTRIAL
EAST: CALIFORNIA AVE/
COMMERCIAL (WALMART)
SOUTH: COMMERCIAL (WALMART)
WEST: INDUSTRIAL

BUILDING AREAS:
BUILDING A:
AREA (GROSSNET): 18,041 S.F./18,041 S.F.
BUILDING B:
AREA (GROSSNET): 11,184 S.F./10,181 S.F.
BUILDING C:
AREA (GROSSNET): 15,000 S.F./15,000 S.F.
BUILDING D:
AREA (GROSSNET): 15,000 S.F./15,000 S.F.
BUILDING E:
AREA (GROSSNET): 15,000 S.F./15,000 S.F.
BUILDING F:
AREA (GROSSNET): 15,000 S.F./15,000 S.F.

LOT COVERAGE: 25.0%
LANDSCAPE COVERAGE: 17.1%
REQUIRED PARKING:
40,382 SF - 2,400 SF (food use) - 27,882 SF
27,882 SF - 1,600 SF (retail use) - 26,282 SF
26,282 SF - 1,600 SF (retail use) - 24,682 SF
TOTAL: 214 STALLS
PROVIDED PARKING:
211 STALLS
STANDARD:
HANDICAPPED:
TOTAL: 215 STALLS



DESIGNED BY:
JULIUS HANSEN ARCHITECTS
300 NORTH JOY ST.
CORONA, CA 92634
TEL: (714) 991-1000
FAX: (714) 991-1001
CONTACT: BRAD HANSEN

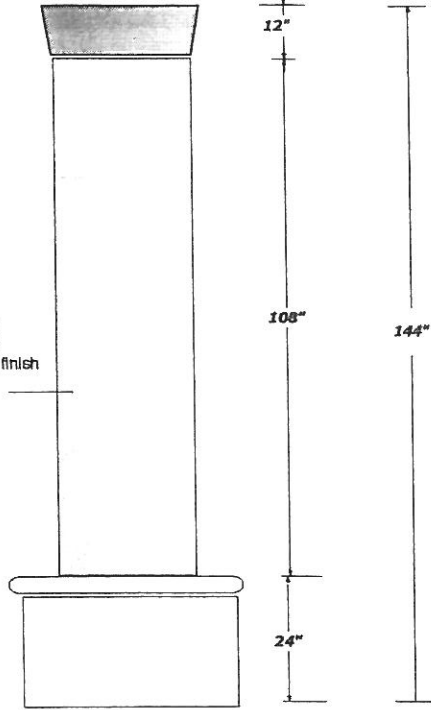
ARCHITECT:
JULIUS HANSEN ARCHITECTS
300 NORTH JOY ST.
CORONA, CA 92634
TEL: (714) 991-1000
FAX: (714) 991-1001
CONTACT: BRAD HANSEN

LANDSCAPE ARCHITECT:
JULIUS HANSEN ARCHITECTS
300 NORTH JOY ST.
CORONA, CA 92634
TEL: (714) 991-1000
FAX: (714) 991-1001
CONTACT: BRAD HANSEN

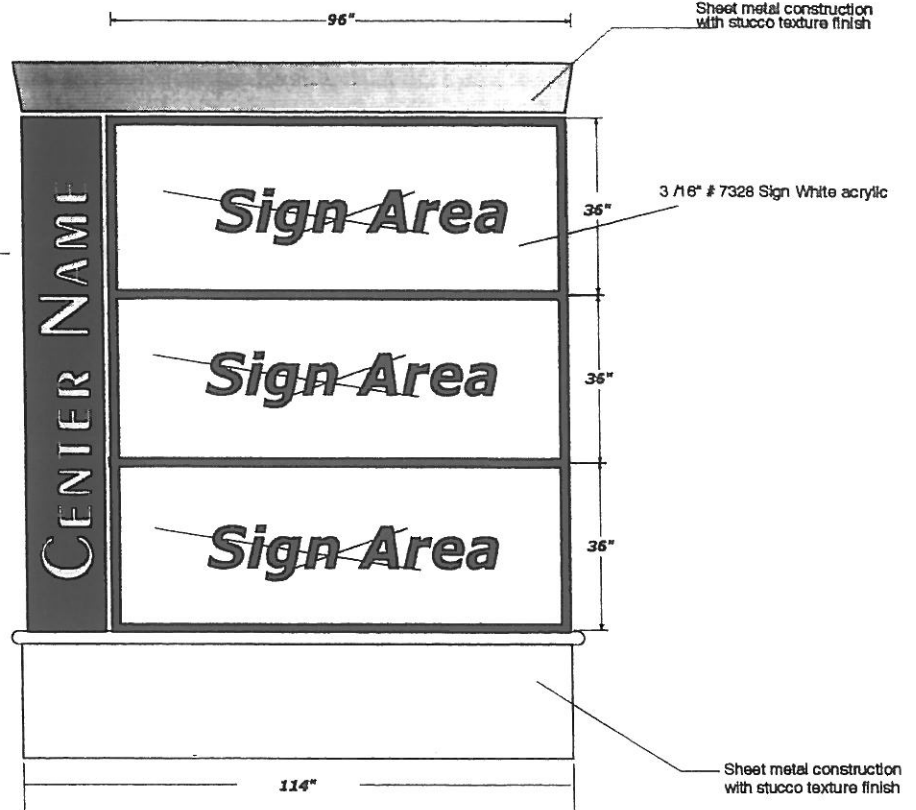
Monument Signs

Center name will 1/2" cast acrylic non-illuminated dimensional letters lettering will be doublesided.

Sheet metal construction with painted finish



Side view
Ontario Ave.

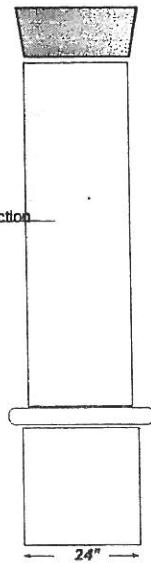


72 Square feet of sign area per side

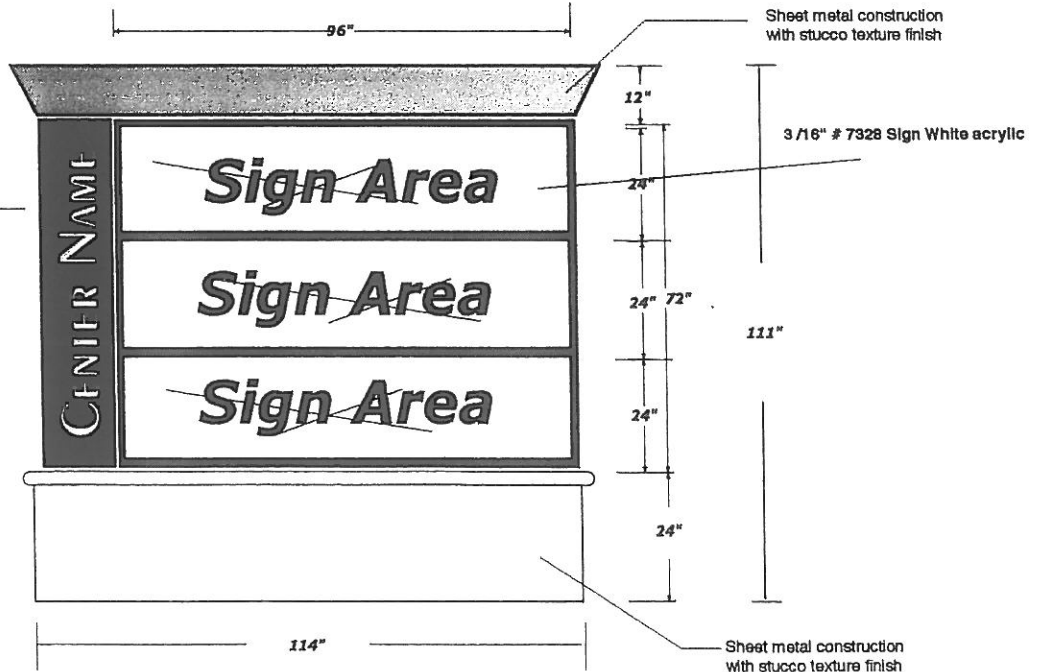
Front view
Ontario Ave.

Center name will 1/2" cast acrylic non-illuminated dimensional letters lettering will be doublesided.

Sheet metal construction with painted finish

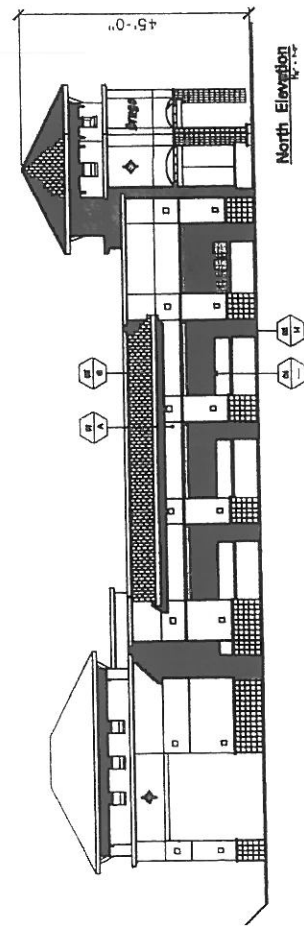


Side view
California Ave.

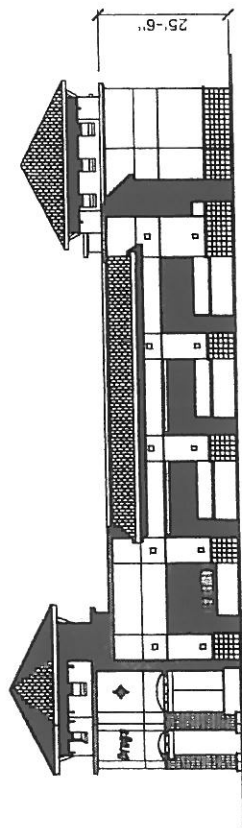


48 Square feet of sign area per side

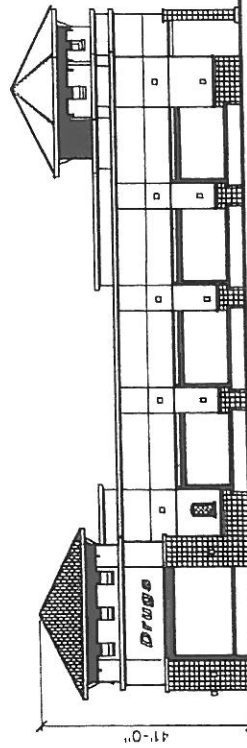
Front view
California Ave.



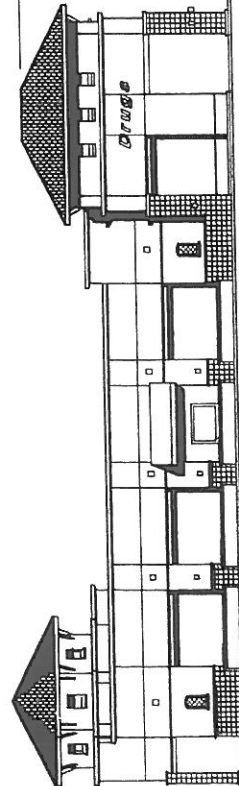
North Elevation



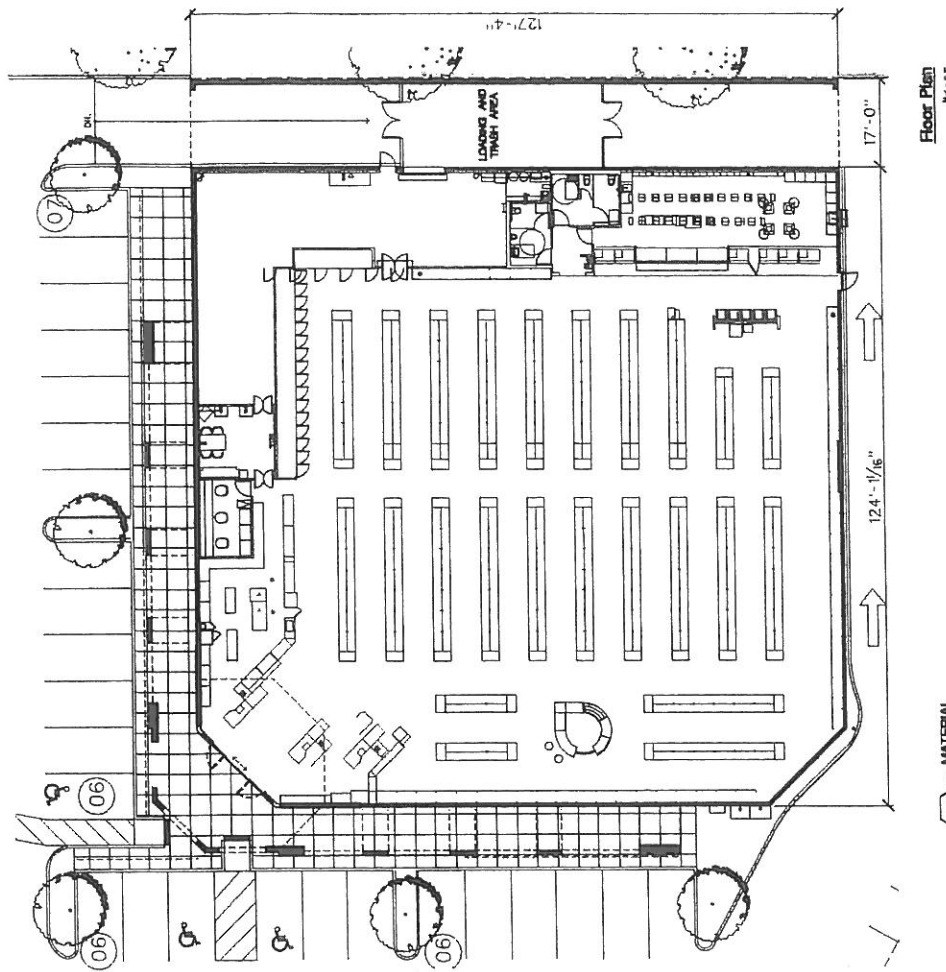
West Elevation



East Elevation



South Elevation



Floor Plan



- FINISH:**
- A. Frazee Paint #6300W - "Nomadico Ivory"
 - B. Frazee Paint #6331W - "Bohemian Thrift"
 - C. Frazee Paint #6233M - "Crisp Khaki"
 - D. Frazee Paint # - - - - -
 - E. Natural Concrete
 - F. Olympic Wood Stain - "Nutmeg"
 - G. Morker Tile - Mission Blend
 - H. Clear Anodized Aluminum
 - I. Summitville # - - - - -

- MATERIAL:**
- 01 Exterior Plaster w/Light Sand Finish
 - 02 Exterior Plaster w/Smooth Finish
 - 03 Plaster Expansion Joint - Typ.
 - 04 Light Fixture
 - 05 Spanish Tile Roofing
 - 06 Cantena Stone Quartered w/4"x4" Tile Inset
 - 07 Sheet Metal Gutter O/Plaster Fascia
 - 08 Aluminum Sorefront w/Clear Glazing
 - 09 12"x12" Ceramic Tile
 - 10 Painted Sheet Metal Coping Cap
 - 11 Coronela Trim
 - 12 Illuminated Channel Letter Signage
 - 13 Foam Plurapet - Painted
 - 14 12"x12" Glass Block "Decorative" Pattern
 - 15 Recessed Plaster Accent
 - 16 2" Plaster Recess
 - 17 Shaped Foam Fascia
 - 18 Stained Wood Trim
 - 19 8"x8" Ceramic Tile (4)
 - 20 Foam Trim w/Plaster Finish Coat



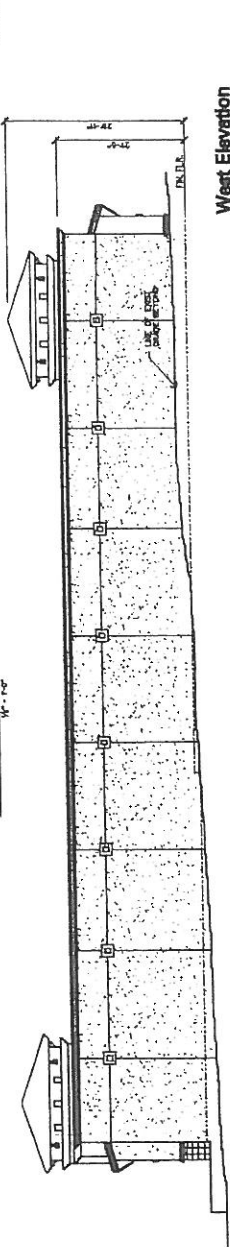
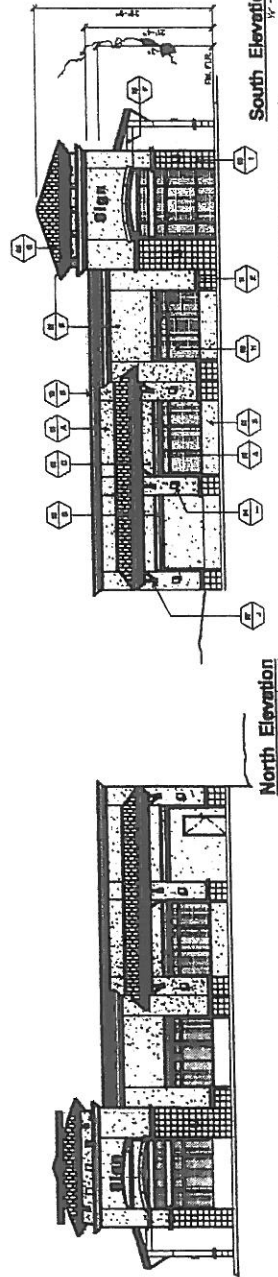
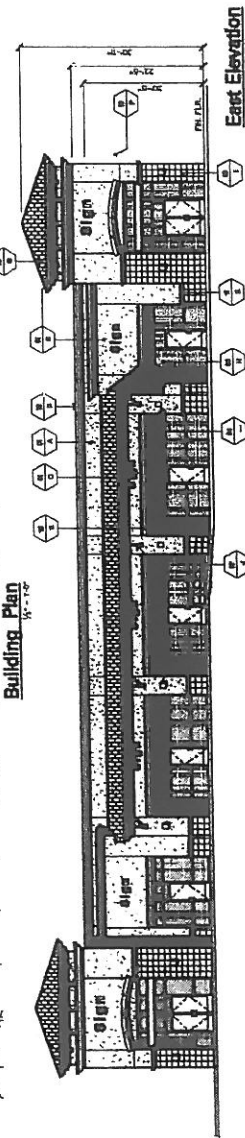
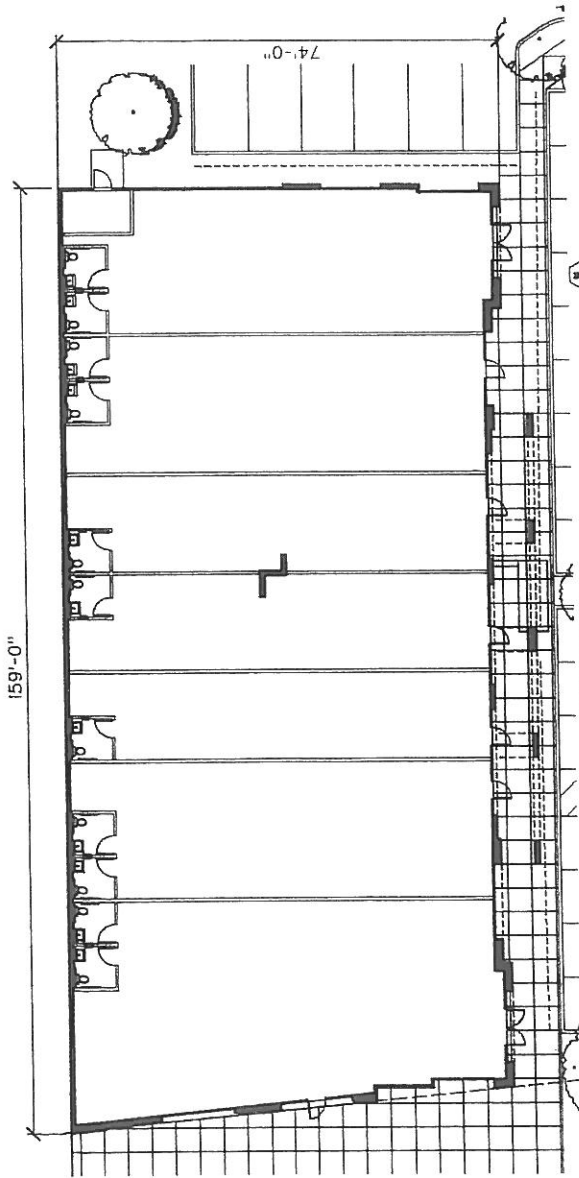
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- | | |
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| 02 | Exterior Plaster w/Smooth Finish |
| 03 | Plaster Expansion Joint – Typ. |
| 04 | Light Fixture |
| 05 | Spanish Tile Roofing |
| 06 | Cantera Stone Quattrafoil w/4"x4" Tile Inset |
| 07 | Sheet Metal Gutter Q/Plaster Fascia |
| 08 | Aluminum Storefront w/Clear Glazing |
| 09 | 12"x12" Ceramic Tile |
| 10 | Painted Sheet Metal Coping Cap |
| 11 | Concrete Trim |
| 12 | Illuminated Channel Letter Signage |
| 13 | Foam Parapet – Painted |
| 14 | 12"x12" Glass Block "Decora" Pattern |
| 15 | Recessed Plaster Accent |
| 16 | 2" Plaster Reveal |
| 17 | Shaped Foam Fascia |
| 18 | Stained Wood Trim |
| 19 | 8"x8" Ceramic Tile (4) |
| 20 | Foam Trim w/Plaster Finish Coat |

FINISH:

- A. Frazee Paint #8300W - "Normadic Ivory"
B. Frazee Paint #8831W - "Bohemian Tint"
C. Frazee Paint #8233M - "Crisp Khaki"
D. Frazee Paint # _____ - _____
E. Natural Concrete
F. Olympic Wood Stain - "Nutmeg"
G. Monier Tile - Mission Blend
H. Clear Anodized Aluminum
I. Summitville # _____





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- B. Frazee Paint #8831W - "Bohemian Tint"
- C. Frazee Paint #8233M - "Crab Khaki"
- D. Frazee Paint # - - - - -
- E. Natural Concrete
- F. Olympic Wood Stain - "Nutmeg"
- G. Monier Tile - Mission Blend
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